

SITE INFORMATION:

EMORY ROAD
TOTAL AREA: 0.23 ACRES
R-75 (SINGLE FAMILY RESIDENTIAL DISTRICT) REQUIREMENTS
MINIMUM LOT WIDTH:
ALL LOTS SHALL HAVE AT LEAST SEVENTY-FIVE (75) FEET OF FRONTAGE AS MEASURED ALONG THE PUBLIC STREET FRONTAGE, EXCEPT THAT LOTS FRONTING ON THE CUL-DE-SAC OF A STREET SHALL HAVE AT LEAST THIRTY-FIVE (35) FEET OF FRONTAGE AS MEASURED ALONG THE PUBLIC STREET AND SHALL HAVE AT LEAST SEVENTY-FIVE (75) FEET OF FRONTAGE AS MEASURED AT THE REQUIRED FRONT YARD BUILDING LINE SETBACK.

MINIMUM LOT AREA: 10,000 S.F.
MINIMUM YARD SETBACKS:
FRONT SETBACK:
FROM MAJOR THOROUGHFARES: 45 FEET
FROM MINOR THOROUGHFARES: 35 FEET
FROM COLLECTOR STREETS: 30 FEET
FROM OTHER STREETS: 30 FEET
INTERIOR SIDE YARD SETBACKS: 7.5 FEET
REAR YARD: FORTY (40) FEET. 40 FEET
MAXIMUM HEIGHT OF STRUCTURES: 35 FEET
MINIMUM FLOOR AREA: 1,600 S.F.
MAXIMUM LOT COVERAGE: 35 PERCENT
MINIMUM PARKING: 4 SPACES
UTILITIES: WATER - DEKALB COUNTY
SEWER - GRAVITY - DEKALB COUNTY
POWER - GEORGIA POWER
TELEPHONE - BELL SOUTH
GAS - ATLANTA GAS LIGHT CO.

THIS PROPERTY IS LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 13089C0062 H, EFFECTIVE DATE: MAY 7, 2001.

- FEMA 100 YR. FLOOD PLAN
- CONCRETE DRIVEWAY
- PERVIOUS PAVERS

*10' UNENCLOSED PORCH (NO ROOF STRUCTURE) IS ALLOWED TO PROJECT INTO FRONT YARD PER CODE SECTION 27-788(D)(2)
*A 2.6 FT. ADMINISTRATIVE VARIANCE IS REQUESTED FROM AVERAGE SETBACK OF 50.1 FEET.

EROSION CONTROL MEASURES

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.

MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.

"ADDITIONAL EROSION AND SEDIMENT CONTROL STATEMENT MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION."

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

VEGETATIVE PLANS-FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.

SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)

LOT COVERAGE
TOTAL LOT AREA = 10,257 S.F.
PROPOSED IMPERVIOUS AREA = 3,579 S.F.
3,579 / 10,257 = 34.8 PERCENT
HOUSE & PORCH = 2,737 S.F.
DRIVEWAY = 755 S.F.
SIDEWALK = 87
TOTAL = 3,579 S.F.
LOT = 10,257 S.F.
3,579 / 10,257 = 34.8 PERCENT

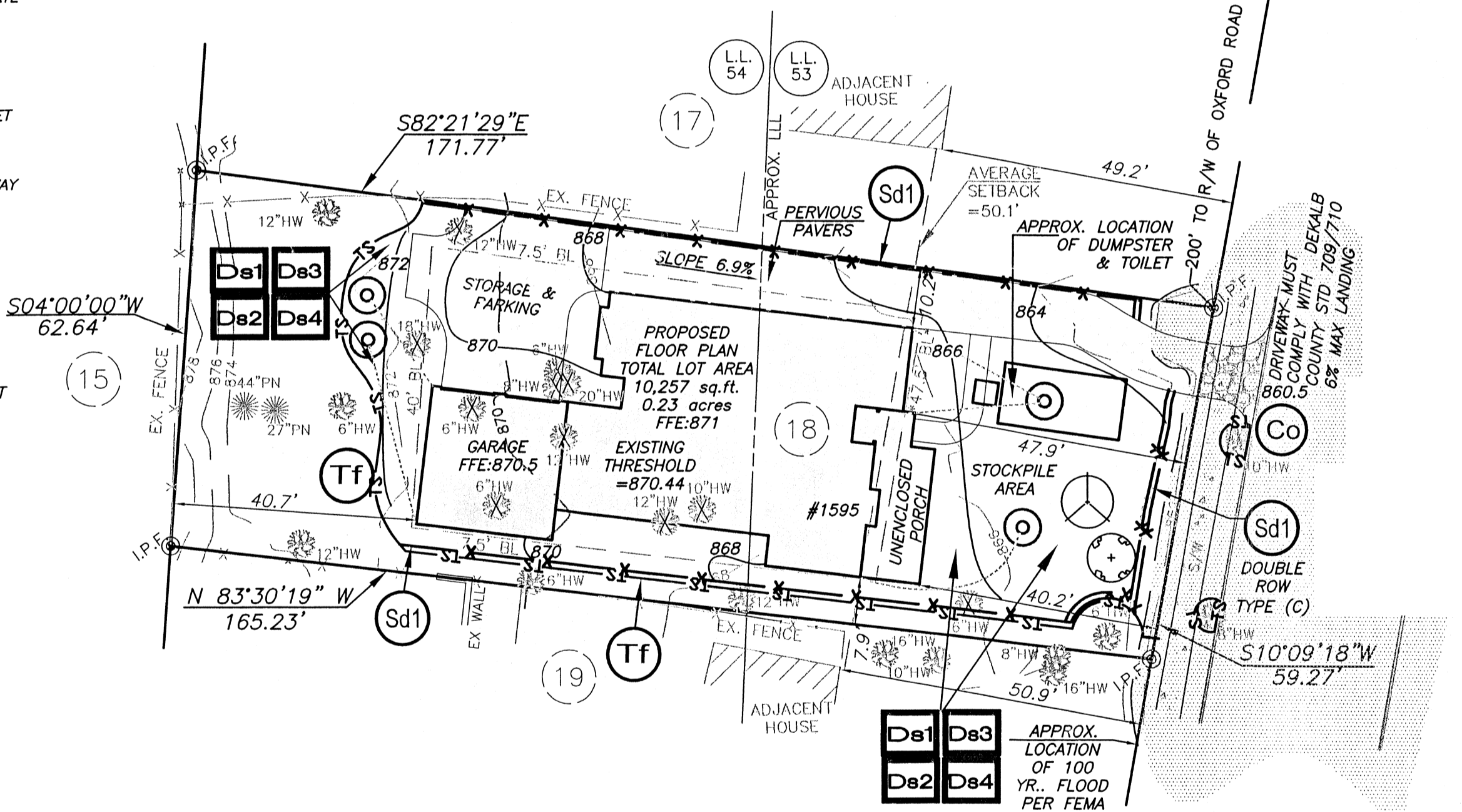
AVERAGE GROUND ELEVATION AROUND PERIMETER OF STRUCTURE TO MEDIUM ELEVATION BETWEEN ROOF RIDGE AND EYE IS NOT TO EXCEED 35 FEET
FINISH FLOOR OF EXISTING HOUSE = 870.44
870.44 + 35 = 905.44
EVE & RIDGE AVERAGE = 905.44
HEIGHT = 35'

DEKALB COUNTY SITE NOTES:

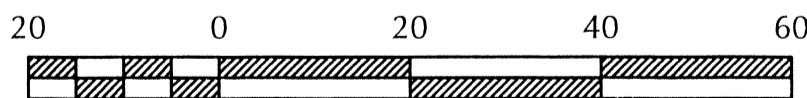
- THERE ARE NO KNOWN EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE.
- CONTACT BELLSOUTH @ 770-391-2810 BEFORE STARTING CONSTRUCTION
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- CONTRACTOR TO PROVIDE POSITIVE 2% SLOPE AWAY FROM FOUNDATION STRUCTURE AT ALL TIMES.
- REFER TO DEKALB STANDARD DETAILS 709 AND 710 FOR PRIVATE DRIVEWAY ENTRANCE INSTALLATION.
- DUMPSTERS OR ANY ONSITE WASTE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET. IF ADEQUATE TRAFFIC CONTROLS CAN BE IMPLEMENTED, THE PLANNING DEPARTMENT DIRECTOR OR DESIGNEE MAY APPROVE THE PLACEMENT OF DUMPSTERS AND ONSITE WASTE DISPOSAL EQUIPMENT ON STREET SO LONG AS THE STREET HAS A PAVED WIDTH GREATER THAN TWENTY-FOUR (24) FEET.
- POTABLE TOILETS SHALL BE LOCATED OFF OF THE RIGHT-OF-WAY AND AT LEAST FIFTEEN (15) FEET FROM ANY SIDE PROPERTY LINE.
- LOT AS-BUILT SURVEY REQUIRED PRIOR TO ISSUANCE OF CO REFER TO MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR Ds1, Ds2, Ds3, AND Ds4 DETAILS AND SCHEDULES.
- SAFETY RESTRAINTS ARE REQUIRED AT THE TOP OF WALLS 30" OR MORE.
- 10' DRIVEWAY LANDING @ MAXIMUM 6% SLOPE REQUIRED AT GARAGE ENTRANCE AND ALSO AT DRIVEWAY ENTRANCE PER DEKALB COUNTY STANDARDS.
- GRADE TO DRAIN AWAY FROM FOUNDATION OF HOUSE MIN 6" DROP @ 6 FT. FROM HOUSE
- PROPOSED HOUSE TO BE CONNECTED TO EXISTING HOUSE UTILITIES

SURVEY NOTES:

BOUNDARY & TOPOGRAPHICAL PROVIDED BY BOSTWICK DUKE, HARPER & WORTHY, INC
DATUM ADJUSTED PER DEKALB COUNTY GIS TO APPROXIMATE FEMA FLOOD ZONE AE ELEVATIONS AS SHOWN



GRAPHIC SCALE



1 INCH = 20 FEET

RESIDENTIAL SITE PLAN

SCALE: 1" = 20 FEET

SURVEYOR

BOSTWICK DUKE, HARPER & WORTHY, INC
LAND SURVEYING
10910 WOOD STOCK ROAD
ROSWELL GA 30075
770-552-0804

OWNER/DEVELOPER

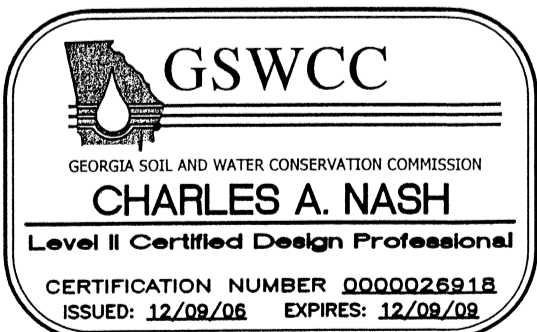
TERRACRAFT HOMES
ONE WEST COURT SQUARE
SUITE 700
DECATUR GA 30030

24 HOUR CONTACT

BILLY LIVINGSTON
678-642-0348

ENGINEER

FOCALPOINT ENGINEERING, INC.
1215 PLEASANT HILL ROAD NW
LAWRENCEVILLE, GEORGIA 30044
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LAND LOT 53 & 54 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA

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PROJECT NUMBER		
TCH-08-001		
DRAWN	CHECKED	DATE
TJC	VFG	05/20/08

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